

PLANNING DIRECTORS HEARING

October 10, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:01 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

3. CONSENT CALENDAR

- a. The proposed project is on a 0.11-gross acre site located at the northeast corner of North Almaden Avenue and West Santa Clara Street (169 W. Santa Clara Street). (Lyndon Partners LLC, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2000 Final Environmental Impact Report (Resolution No. 72767), Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto.

HP17-062. Site Development Permit to allow the demolition of an existing patio and staircases attached to a City Landmark Building and the construction of an approximately 6,099-square foot, partial two-story building for a restaurant and office and the restoration of the Lyndon Building City Landmark's façade.

HP18-002. Historic Preservation Permit to allow the demolition of an existing patio and staircases attached to a City Landmark Building and the construction of an approximately 6,099-square foot, partial two-story building for a restaurant and office restoration of the Lyndon Building City Landmark's façade.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2000 Final Environmental Impact Report (Resolution No. 72767), Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto, in accordance with CEQA. [Approve a](#) Site Development Permit and Historic Preservation Permit as described above.

ACTION: DEFERRED TO NOVEMBER 14, 2018 DIRECTOR'S HEARING PER STAFF REQUEST

- b. [H18-032.](#) Site Development Permit to allow the installation of a 10-foot tall electric security fence 6 to 12 inches within and behind an existing perimeter fence on a 5.83-gross acre site located in the LI Light Industrial Zoning District, located on the eastside of Monterey Road, approximately 400 feet northerly of Lewis Road (2860 Monterey Road). (Untied Rentals Northwest Inc. LLC, Owner). Council District: 7. CEQA: Exempt per CEQA Guidelines Section 15303(e) for Accessory Structures.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Site Development Permit as described above.

ACTION: APPROVED

- c. [PDA03-072-01.](#) Planned Development Permit Amendment to allow a new 2-story addition of 768-square feet to an existing office on a 0.56-gross acre site, located on the southeast corner of The Alameda and Emory Street (1794 The Alameda). (Demattei Mark S Trustee, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, RUTH CUETO

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED

- d. [PDA91-006-89.](#) Planned Development Permit Amendment to allow the construction of a new two-story 5,476-square foot single-family residence with a 3-car attached garage, and retaining walls on a 0.76-gross acre site, located on the west side of Glenview Drive, approximately 120 feet southerly of Eagle Crest Court (7209 Glenview Drive). (Chiar Jason and Lau Fong Katie Et Al, Owner). Council District: 10. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED

- e. [SP18-029.](#) Special Use Permit to demolish a garage and shed, and construct a new 809-square foot detached garage for an existing single-family residence on a 0.16-gross acre site, located on the west side of Whitehurst Court, approximately 210 feet northerly of Minnesota Avenue (1375 Whitehurst Court). (Raymond M Garcia, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

ACTION: APPROVED

- f. [SPA18-020-01.](#) Special Use Permit Amendment to reduce four below-grade parking levels to three (total number of parking spaces reduced from 2,267 to 1,746), with an alternative parking arrangement (tandem parking spaces) on a 5.49-gross acre site, located on the northwest corner West Julian Street and North Autumn Street (440 W. Julian Street). (Pacific Coast Cycle Corporation, Owner). Council District: 3. CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041), Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto.

PROJECT MANAGER, NIZAR SLIM

Staff Recommendation: Consider the Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041), Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto in accordance with CEQA. [Approve a](#) Special Use Permit Amendment as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [SPA17-009-02.](#) Special Use Permit Amendment to allow extending construction hours an additional six hours to allow construction from 7:00 a.m. to 1:00 a.m. Monday through Saturday for construction of a previously entitled 18-story building on a 1.4 gross acre site, located at the northwesterly corner of East Santa Clara Street and North 5th Street. (SJSC Properties LLC, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2000 Environmental Impact Report (Resolution No. 72767), the Envision San Jose 2040 General Plan EIR (Resolution No. 76041), the Envision San Jose 2040 General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.

PROJECT MANAGER, EMILY LIPOMA

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2000 EIR (Resolution No. 72767), the Envision San Jose 2040 General Plan EIR (Resolution No. 76041), the Envision San Jose 2040 General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto in accordance with CEQA. [Approve a](#) Special Use Permit Amendment as described above.

ACTION: DEFERRED TO OCTOBER 24, 2018 DIRECTOR'S HEARING PER APPLICANT'S REQUEST

5. ADJOURNMENT

Meeting adjourned at 9:10 a.m.